

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH  
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF  
94/ENGINEER SPRINGS WIRELESS TELECOMMUNICATIONS FACILITY  
P06-087, ER 06-19-029**

**July 10, 2008**

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms to the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated March 24, 2008.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

Discussion:

The project is an unmanned wireless telecommunications facility and will not use any groundwater for any purpose, including irrigation or domestic supply.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Section 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Section 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e)(2)(iii))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

## Discussion:

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year.

***Floodways and Floodplain Fringe:***

The project is not located near any floodway/floodplain fringe area as defined by the San Diego County Resource Protection Ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map.

***Steep Slopes:***

The site does contain steep slopes according to the RPO. However, according to 86.604(e)(2)(bb)(iii), public and private utility systems are exempt from this section of the RPO provided that findings are made that the least environmentally damaging alignment has been selected. This site meets this criteria because all potential impacts to the environment would be avoided or fully mitigated to a level below significant as demonstrated in the CEQA Mitigated Negative Declaration and Initial Study for the project.

***Sensitive Habitats:***

Biological resources on the project site were evaluated in a Biological Letter Report prepared by Merkel & Associates, Inc., and dated January 30, 2008. The site is an unmanned wireless telecommunication facility that would impact 0.1 acre of Southern mixed chaparral and 0.3 acre of Diegan coastal sage scrub through the installation of overhead utility lines and poles. To mitigate for the loss of 0.1 acre of Southern mixed

chaparral, 0.1 acre of Southern mixed chaparral would be purchased off-site in a mitigation bank located within the MSCP. The loss of 0.3 acre of Diegan coastal sage scrub would be mitigated by the purchase of 0.5 acre of Diegan coastal sage scrub in an off-site mitigation bank located within the MSCP and considered to be part of a Biological Resource Core Area. As the combined 0.6 acres of off-site habitat would be protected in perpetuity and, thus, would be of greater benefit to the affected species, the proposed project is in conformance with Section 86.604(f) of the Resource Protection Ordinance.

***Significant Prehistoric and Historic Sites:***

The County of San Diego staff archaeologist/historian inspected the property on April 5, 2007, analyzed records, and determined there are no historical sites. Prehistoric resources have been recorded within one mile of the site; therefore, the project could have potentially significant impacts to buried archaeological resources. However, the project is conditioned to implement a grading monitoring and data recovery program, which includes the presence of an archaeological monitor to observe all ground disturbing activities during construction of the project. The implementation of a grading monitoring and data recovery program would ensure conformance to Section 86.604(g) of the San Diego County Resource Protection Ordinance.

**V. STORMWATER ORDINANCE (WPO)**- Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

Discussion:

The Department of Planning and Land Use (DPLU) and Department of Public Works (DPW) staff reviewed the Stormwater Management Plan (SWMP) For Minor Projects submitted to the County of San Diego on September 22, 2006 and prepared by Robert Medina for the proposed unmanned wireless telecommunications facility in the Jamul/Dulzura Community Planning Area within the County of San Diego. This document complies with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

Discussion:

The subject site and all surrounding land is zoned A72. The proposed project is not expected to expose people to nor generate potentially significant noise levels which

exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. The project is located approximately 500 feet from the closest property line. Therefore, the proposed air conditioner units associated with the telecommunications facility equipment cabinets will meet the property line noise level limits of the County Noise Ordinance. According to the County of San Diego Noise flow chart, the project will be conditioned to demonstrate compliance with the Noise Ordinance and Noise Element (if applicable (Section 36.404)).